

2025-05-01



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2

Site Address: 1660 Merivale Road  
Legal Description: Part of Lot 30, Concession 1 (Rideau Front) Geographic Township of Nepean  
File No.: D08-25-25/A-00074  
Report Date: April 29, 2025  
Hearing Date: May 06, 2025  
Planner: Shoma Murshid  
Official Plan Designation: Outer Urban Transect, Corridor Designation, Evolving Neighbourhood Overlay  
Zoning: AM10

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application. These minor variances are being sought in relation to active Site Plan Control D07-12-25-0019.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

ADDITIONAL COMMENTS

Transportation Engineering

Comments have been provided through review of this development’s associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #20422 in Transportation Engineering Services’ circulation feedback system.

*Unaddressed comment:* The City of Ottawa requires the dedication the following corner triangles to the City ROW:

- At the intersection of Merivale Road and Viewmount Drive, two overlapping 5m x 15m triangles

- At the intersection of Viewmount Drive and Glenmanar Drive, a 9m-by-3m corner triangle.

Corner triangles are to be measured from the new property lines after ROW protection on Merivale Road and Viewmount Drive.



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Shoma Murshid  
Planner II, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department